

Faculty Senate Building & Grounds  
October 13, 2017  
Meeting Minutes

Attendees

David Cool, Michael Saville, Stefan Chinov, Dawn Wooley, Diane Huelskamp, David Bukovinsky  
Debbie Lynn Whisler, Rob Thompson, Kathy Warden, Todd Frantz, David Baugham (SGA), Doug Benedict  
(SGA)

- I. Introductions
- II. The committee reviewed its charge and the changes to the Parking & Traffic Appeals Subcommittee charge.
- III. Class & Lab Renovations (\$3 million state appropriation)

Rob Thompson informed the committee that the Chemistry and Fine Arts programming is complete and has been reviewed by faculty in the relative departments. Two chemistry labs and the chemistry storage room in Fawcett Hall will receive a complete teardown and renovation. The Fine Arts building (located near Mini U) will receive repairs to its roof, plumbing, and class equipment (such as a kiln).

- IV. Other Discussions
  - a. Budget Issues and Property & Lease Disposition

Out of a general discussion of the current budget climate, the committee decided that one area of potential research is a complete picture of Wright State's real estate holdings. Questions and areas the committee would like to investigate include:

- Why is WSU in the real estate business?
- What properties does WSU own / what constitutes campus?
- Issues with leasing space during financial crisis.
- What is the long-term goal of WSU property strategy?
  - Define where we currently are.
  - Define long-term ideal / plan

The committee also discussed savings measures impacting faculty (printers, lights, phones, etc) compared to the perception of waste in non-academic areas (such having the athletic field lights on when not in use. The committee would like to investigate how the B&G budget is allocated and if funds can be reallocated from one area to another (such as from sports fields to printing support). Additionally, the committee would like to know which unit is tasked with identifying utility savings.

Dawn Wooley indicated that she would reach out to Greg Sample and Jeff Ulliman to discuss these issues at a future committee meeting.

b. FMS Process

After concerns were raised as to why some projects are completed before other seemingly more important projects, Kathy Warden briefed the committee on the FMS project process:

1. Project requests are submitted to FMS by departments or colleges
2. FMS evaluates the project
3. Project managers scope the project
4. Projects are reviewed by Greg Sample
5. All spends are forwarded to the Provost & CFO for approval
- Other
  - Painting requests go through Physical Plant and must be signed by the appropriate Dean

V. Adjourn – the committee decided to plan for the next meeting via email

Faculty Senate Building and Grounds Committee  
November 17, 2017  
Meeting Minutes

Attendees

David Cool, Stefan Chinov, Dawn Wooley, Diane Huelskamp, David Bukovinsky  
Tom Webb, Rob Thompson, Mary Holland

I. Minutes of the October 13, 2017 meeting were approved.

II. Lab Renovations

Rob Thompson announced that various potential architects for the laboratory renovation project are currently being interviewed.

III. Parking Update

It was announced that Dawn Wooley, David Cool, and Detrice Barry have volunteered to serve on the Parking Appeals subcommittee.

IV. Budget & Properties Discussion

The committee continued the discussions from the previous meeting regarding the need for a complete profile of WSU's properties and leases. Dawn Wooley briefed the committee on her recent meeting with Chief Real Estate Officer Greg Sample:

- A list of all WSU properties and leases does not currently exist.
- Greg Sample is working on a list of properties, but leases will be more difficult
- In addition to his role as CRO, Greg Sample is the head of Double Bowler.
  - Double Bowler is a 501c3 non-profit entity created during the Hopkins administration to expand the footprint of WSU by acting as an agent to buy properties that WSU wanted.
  - In addition to Greg Sample, the Board of Directors for Double Bowler consist of WSU CBO Walt Branson, WSU CFO Jeff Ulliman, WSU Trustee Michael Bridges, WSU BoT Vice Chair Anuj Goyal, and Vishal Soin
  - The committee held extensive discussions regarding perceived ownership issues and conflicts of interest with this setup.

## V. Properties

The committee briefly discussed the known major properties of WSU:

- Core Campus (Main + Nutter Center)
- Lake Campus
- Colonel Glenn / Presidential Drive – multiple buildings
- Kettering Center (downtown Dayton)
- Duke Ellis and nearby residential lots (SOPP, downtown Dayton)
- Research Park
- Calamityville (Fairborn)

## VI. Property / Lease report

The committee discussed which data points are needed for each property and lease:

- Acreage
- Sq.ft. (gross/net/usable)
- Intent / plan for property usage
- Owner entity (WSU/DB)
- Occupancy / current usage
- Known problems (deferred maintenance, ADA compliance)
- Cost per year
- Lease rates per Sq.ft. compared to market rates
- NEC lease (would grant money bring in more than the current third floor lease?)

## VII. Adjourn – the committee agreed to continue discussions at the next meeting to be planned via email.